



34 Garratt Way  
Thorne DN8 5EW

Offers Over £190,000

**FREEHOLD**

**VIEWING ESSENTIAL.** Modern and immaculate THREE DOUBLE bedroom, three storey semi-detached house. Spacious kitchen/dining room. Lounge with feature media wall. Study area. Private rear garden with summerhouse and artificial lawn. Fabulous master bedroom suite. Small residential estate. Perfect First Time Buy.



- **THREE DOUBLE BEDROOM SEMI-DETACHED** • Spacious kitchen/dining room • Lounge with feature media wall

## ENTRANCE HALL

Front composite double glazed entrance door. Staircase leading to the first. Door into the kitchen and w.c. Inset ceiling spotlights. Panelled effect walls. Radiator.

## W.C

4'9" x 3'3"

Front facing UPVC double glazed window. Fitted with a white wash hand basin and w.c. Laminate floor. Radiator.

## KITCHEN/DINING ROOM

13'3" x 10'10"

Front facing UPVC double glazed window. Fitted with a modern range of cream wall and base units with timber effect laminate worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Integrated electric oven, four ring gas hob with extractor hood above and stainless steel splashback. Integrated fridge/freezer, dishwasher and washing machine. Laminate floor. Radiator. Concealed wall mounted gas combi central heating boiler. Door into the lounge.

## LOUNGE

14'8" x 11'8"

Rear facing UPVC double glazed french doors leading into the

garden. Feature media wall with built-in shelving and lighting and remote control flame effect electric fire. Radiator. Door into a useful understairs storage cupboard.

## LANDING

Doors off to all rooms. Useful built-in storage cupboard. Panelled effect walls. Inset ceiling spotlights. Radiator.

## BEDROOM TWO

14'8" x 8'6"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM THREE

9'5" x 8'1"

Front facing UPVC double glazed window. Radiator.

## BATHROOM

8'0" x 6'7"

Side facing UPVC double glazed window. Fitted with a three piece white suite comprising of a panelled bath with mains shower, pedestal wash hand basin and w.c. Tiled walls. Radiator.

## STUDY AREA

6'2" x 5'9"

Front facing UPVC double glazed window. Fitted with a





- Ground floor w.c.
- UPVC double glazed
- Gas central heating
- En-suite to master bedroom
- Artificial lawn with porcelain tiled patio

built-in desk and drawer unit with radiator below. Inset ceiling spotlights. Staircase leading to the master bedroom.

## SECOND FLOOR

### MASTER BEDROOM

17'3" x 14'8"

Front facing UPVC double glazed window. Spindle balustrade to the staircase. Radiator. Built-in sliding mirror door wardrobes. Two radiators. Door into the en-suite shower room.

### EN-SUITE SHOWER ROOM

7'8" x 5'5"

Rear facing double glazed skylight window. Fitted with a suite comprising of a tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Radiator. Door giving access to useful eaves storage.

## OUTSIDE

There is a gravelled frontage with side driveway proving off road parking with gate leading into the rear garden. The front garden benefits from an outside cold water tap.

The rear garden is private and fence enclosed with porcelain tiled patio with raised planted bed and feature clipped box

balls, artificial lawn and large timber summerhouse/work from home space. External power socket installed to the back of the house.

### TIMBER SUMMERHOUSE

14'4" x 7'9"

Currently used as a bar/summerhouse but could also make an ideal work from home space. Two front facing double glazed windows and electric light and power installed.



- Small residential estate • Extending to approx. 100.3 sq.m





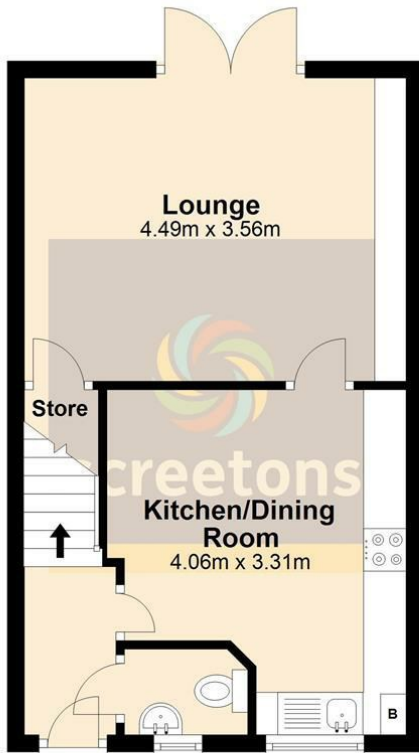


## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Tenure** - Freehold

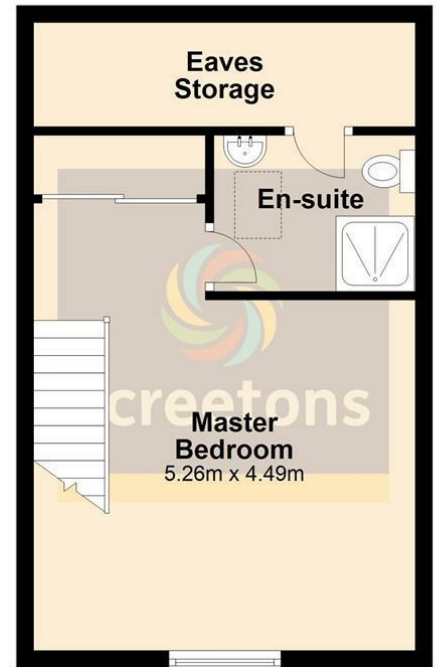
## Ground Floor



## First Floor



## Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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